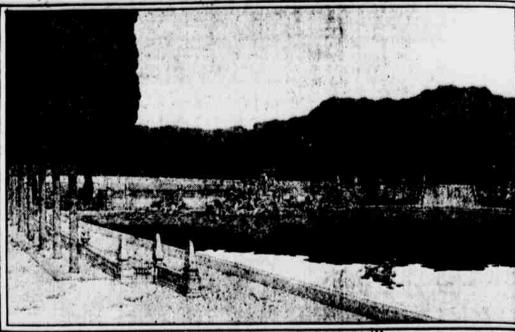


VERSAILLES AMBITIOUS DEVELOPMENT OF SUBURBAN HOMES





CHATEAU ON-THE-HILL 150 FEET ABOVE MANHASSETT BAY AND NEARLY 2000 FEET INLAND

MODEL OF SOUND SHORE SECTION OF NEW VERSAILLES

DWELLING GROUP IN CHATEAU BY-THE-SEA

DINNER will be held Friday night | will be the first developed of the 200; which will mark the actual acres reaching back from the water and

by piece until more than 200 across of the cutive colory. with time buildings. They will include sea will be started as soon as \$1,500,000 has been subscribed. Efforts to get this sun were started the first of the month, and up to a few days ago \$254,000 had by fine lawns and shrubbery! manuscribed, or that much apartment usents of American art schools, theatres. swimming pools, trading shops and dub-

Beveral months ago THE SUN told of this most prodictious development. The story for the most part was of the inspired Versailles, the ideas of Walter Russell and Penrhyn Stanlaws, two well

ksown artists who have done wonderful ork in building up one of the most atactive cooperative apartment groups in the city, a development which represents an outlay of \$12,000,000. Cost of the project has been reduced

Cost of the project has been decided a small matter.

considerably. It also has been decided a small matter.

On each side of the twenty acres is to tion to be complete in itself and self

sestaining. The twenty acres on Manhauset Bay

ZONING A BIG AID TO THE EAST SIDE

Andison and Lexington Aves.

modern quarters along these two great sive and reasonable, and deserves the arteries. It will not be at all surprising gratitude of all of us. to see many modern business buildings constructed on these two avenues during

the next year or two. When the enormous growth of Park
ayanus, with its multi-family houses, is
taken into consideration it is inevitable
that Madison and Lexington avenues new building at 5 East Forty-seventh

launching of the American Ver- containing more than \$,000,000 square willes, the \$25,000,000 occupantive home feet under contract to the Versailles lony, the covery's most pretentious real company. This section will be known as state development, which is to be erected, the Cha cau-by-the-Sea and will cost, just over the border line of New York city according to the final plans, \$3,600,000, of the east shore of Manhasset Bay, one As first designed about \$9,000,000 was to the many small harbors along Long have been sp at on this section. The fand Sound. Bankers, presidents of second section of the development will & business concerns, artists sculptors, be statted at the other side of the public relitects and many prominent men in road which crasses the property and will symmercial and art circles will attend be can laund up to the beginning of the the dinner, where details will be any obtain the lafthe land, which will mark squinced of the plan along which the the er ion to be known as the Chateauomerican Versailles is to be built piece on bookil, the most pretentious part of

eventually will have a population of the Verbally more than \$1,000,000 has been promised. The smallest subscriptors with the heavest apartition of the country. lent of the Versalles corporation, is to

those the size of this building. One

seein that the entire East Side is due or a real estate boom, and yet de-trable properties can be purchased on exingter avenue at figures which would have been considered attractive

had many harsh crittes, but it is plain to live the opinion of many keen observers that the effect of this new zoning scheme is to be quickly felt. as solutely necessary for the welfare and instead of spreading business through the side streets it must now be concentrated on these two avenues. The Park extense resident will soon be marketing that the cooperation of practically every interest affiliated with the upbuilding of the cooperation of practically every interest affiliated with the upbuilding of the cooperation of practically every interest affiliated with the upbuilding of the cooperation of practically every interest affiliated with the upbuilding of the cooperation of practically every interest affiliated with the upbuilding of the cooperation of practically every interest. ort dealer in Madison avenue. The shop-the city, and although some little mis-teeper in the side street catering to a takes may have been made, on the whole weal trade is to have larger and more the work has been thorough, comprehen-

LEAVE 5TH AVE. FOR STREET.

that Madison and Lexington avenues new building at 5 East Forty-seventh from the waiting room of the Pennsylquist have a corresponding business street, between Madison and Fifth avesylventh and with the completion of the
pennsylventh and with the completion of the
pennsylventh avenue subway it would greater regard of about \$150,000.

beautiful country have been laid out. The building of the Chateau-by-the-

Since the scheme was made several months ago 2,600 persons

\$65,000 apartment. Mr. Bussell and Mr. Stanlaws scoff the blen that Ver-ailles will not be built, ex-plaining that under circumstances far received of all and gainst the projection that artists are not business man fley have been able to borrow \$12,000,000 for "e upbuilding of the block on West Sixty-seventh street with cooperative houses in the last fifteen years. Ver-sallies is not a much larger proposition. and the Chateau-by-the-Sea, which is to cost \$3,600,000 at rost, in comparison with the Sixty-seventh street buildings is

be a conteau, each of which will be four stories high and twice the length of the Public laboury on Fifth ayenue and four

MANY TURNING FARMERS. Small Farms in Demand.

to Be Big Business Streets

—Values Will Go Up.

There can be no doubt that the new sening law is to have a very beneficial effect upon the future development of Madison and Lexington avenues, according to Jay A. Lee, writing for Pease & One of the strongest indications of the setting of the same street will get the bulk of it.

To Be Big Business Streets

as the ten blocks south of Fifty-ninth street will street. After thinking over this state—at Northport. Huntington. Great River and Setauket are on exhibition. There and Setauket are on exhibition. There and Setauket are on exhibition. There are hundreds of five acre farms scats—are hundreds of five acre farms scats—a

Madison and Lexington avenues, according to Jay A. Lee, writing for Pease & Elliman's real estate Indicator. These once desirable residential thoroughfares are now destined for business use from end to end. The corner home is being altered into stores and apartments and the old time avenue resident is gradually finding quarters in the quiet side street. Covering a finding quarters in the quiet side street or on Park avenue.

The result of these restrictive meanings will be to increase the value of icoth residential and business property, and the lover of the private residence can go about the construction of a new home which purchased it for its own use. The residential and business in least fee butcher shop will not be next door. The money lender to can at least fee how home with the absolute assurance that the locality in which he holds a new right.

It is the opinion of many keen observed that many harsh critics, but it is plain to servers that the effect of this next servers are absoluted assurance state of the property and the opinion of many keen observed to make the local time and real statement of white points are and spanish only a great in the property and the local time and real statement of the property and the lover of the private residence can go about the construction of a next home with the absolute assurance that the locality in which he holds a nortice property and the local time and

More Effective Work. The Junior Taxpayers League has

Agricultural possibilities on small predicted a short time ago that Madison Long Island farms are to be seen in the been incorporated, and the increase in

clubbouse, erected for the 100 employeees of the Wall street banking institution, is a splendid type of butch and will take up his residence at the
'cloinial architecture at the corner of
Nolins and Vandeveer avenues, facing
Jamaica Bay and Beach Park. Its total
Cost, with two tennis courts, has been

L'Ecluse Washburn & Co. have sold

The control of the policy of the street in the street for Mary Benjamin. m wed into its new clubbouse at Howard Beach Estates on Columbus day. The clubbouse, exected for the 100 em-ployeees of the Wall street banking in-

nue, will be improved with a five story apartment house, according to plans follow by the Hemenson Realty Commany. The opening of the clubhouse was celebrated on Columbus day by athletic estimates the cost at \$50,000.

Si50,000 PASSAGEWAY.

McKim, Mead & White have completed plans for the construction of a platform passasseway with stairways from the waiting room of the Pennsyl. The opening of the flow in the from the waiting room of the Pennsyl From the waiting room of the Pennsyl From the waiting room of the subway battoons under Seventh avenue. The value room of the subway battoons under Seventh avenue. The platform passasseway will east \$150,000.

RECORD PRICE FOR RAY ACRES.

L'Ecluse Washburn & Co. have sold for four one-acre plots in the former Gost at \$150,000.

The opening of the clubhouse was celebrated on Columbus day by athletic extension and submaining races in which the employees of the lass for \$1.50.000.

RECORD PRICE FOR RAY ACRES.

Heckscler & De Sallies have sold for West and a half acre plot at the intersection of Highland Road and Purchase street, Rye, N. Y. at \$14,000. Or a ratio of about \$5,200 and acre, said to be a record price for uniformly placed. A harm Really Corporation a divertising men, will build homes in the carry spring.

ARLINGTON. N. J., PACTORY.

Peist & Feist have sold for John C. the waiting room of the Pennsylland Railroad to and from the subway batter of the last for t

JUNIOR TAXPAYERS ACTIVE. SERIES OF TRADE EXPANSIONS. SELLING MANHATTAN BEACH.

大学 大学

Buying Movement in Suffolk Co.- League Now Incorporated to Do Interesting Shifts in Worth Street Senshore Auction Sale Prices Not Last Nine Months line Surpassed Zone to liet Larger Quarters.

Up to Expectations.

CLASSON POINT LOT SOLD.

Frank H. Tyler has sold twenty-seven lots on the north side of Seventy-third street, between Sixteenth and Seven-teenth avenues to the Sylvan Holding

Joseph P. Day started yesterday to

The removal of West, Baker & Co. to A well informed real estate broker predicted a short time ago that Madison are new values above Fifty-minth street, the blocks north, would increase in value at twice the rate proportionately as the ten blocks north would increase in value at twice the rate proportionately as the ten blocks of the same of the blocks of the same new tent carefully, the writer is of the same opinion. The reasons for this conclusion of the same opinion. The reasons for this conclusion are many; not least of which is the effect of the sone plan. Another potent factor is the end of business on Fifth according to the street, where the street through is sufficient to the back to the land movement of the back that the remained makes the move the Everett Building has led to a signili- dispose at auction of the 642 lots that can extension of quarters by other firms remained unsold in the improved second and a signiliary remained unsold in

Simoson Sons & Co.

Underrely deby Alfred R. Kirkus, secretary of the
tars are
George
George
Morris Held School C. G. Edwards of DanMorris iet Birdsulf & Co.

HOUSE BUYERS IN NEWARK.

Dr. Abraham Refuseld has bought through Louis schlesinger the one-faurity dwelling at 205 Mount Prospect average This building contains after rooms and both and is on a plot 25x150. Mr. Schlesinger also sold to Isaac S. Pack the two and a half story frame dwelling at 319 Woodside avenue. Newark, N. I. HAV RIDGE LOT SALE. at 349 Woodside avenue, Newark, N. J. The house contains ten rooms and bath and is on a plot 31x115. Mr. Pack for-

On the opposite site of the (wenty to shaded walks acres, across a spacious mall, will be the American sculpter-other chateau, which in every detail will Back of this serious

be similar to the north chateau. This a series of terrac will be the club, the money make, of the the American A centire project. In the club will be non-the-Hill rooms and baths arranged in suites from Though one to one to reveral rooms. It will be like a leg family hotel and the members will enjoy practically the same privileges as dwellers in the apartment building on the opposite side of the mail. The club membership will be limited to 5,000, and the building will cost about \$665,000 to

A Macmonness fountain is to a cents the chateau. The chateau was the mail. It will be at the end of the green nearest to Manhassett Box in front of the fountain will be a swim that place the placement construction. in front of the fountain will be a swinming pool two blocks long and a block
wide. Between the swinning pool and
the small harbor to be built by the Versallies company will be a wide promenade which will be carried out on surving low-inverter carboring each side of
the harbor. This waterfront bandward
will be half a mits long. At the end of
such breakwater will be pullars of manest, height. The waterfront improvement, lockuling the swimming pool, its
Macaginines fountain the boat landings. within the made harbor, will cost \$350

A tennis club will be built and a back. The men who of forty-eight courts late out for tennis a arderful courts has enthusiasts. This feature of the devel- Smart Blacker proceding to Incorporated; Edward H. F. ar latest plate.
Stores and Taraces to be operated on the Stores and Taranes to be operated on secretary in historia, K the cooperative plant will be built for the time being in the second rectain of the property across the public food. The will us attractive lenders a though the second over temporary structures. Appropriate over the property structures are town to the velocity of the visions and the second of the velocity structures and the velocity of the velocity o

BIGGEST BUILDING PERIOD.

All Others.

Fuller details of building for septem-

one-fourth larger than a year ago, about departments, the most equal to those of the entire year 1914 many in the minimized go and larger than any preceding nine be held this week the W

\$76, 411,297 per 02, 08, 36, 100 14,697, 371, 1009 00, 124,841,196

ZONING SCHEME POPULAR.

Other Cities Ask New York to Help Them to Do Likewise.

New York city's building zone plan is attracting the attention of cities all over the United Status. Hobert H. Whitten, everetary of the city plan committee, is receiving requests from citizens and off-ficials from all over the country seeking information. ficials from all over the country seesing information regarding the resently adopted Zone plan. Philadelphia has tee work, after subtracting 1981 appointed a zoning commission positions from a green to the ago is considering a similar step. lots on the north side of Seventy-third street, between Sixteenth and Seventy teenth avenues, to the Sylvan Holding Company for improvement with dwellings.

Frank A. Seaver & Co. have sold the cover achieved by any American city.

REALTY CO. BUYS S. I. SITE.

John A. Eckert has bought the De STEPHEN CLARK BUAS 151311

chateau will be the dwelling building, the second and where owners or stockholders of Ver- property will be taken up-sailles will live in apartments ranging section will be the ple from 10,000 square feet to any size de- Probably a space of goal

THE BARTLETT

AGOON

FOUNTAIN AT

EDGE OF

president; Lewis K hisecretary; Chessinan K

When the language of the first section J. Alden Weir and the war the improvement of The historian s James the control of the control of the historian s James the control of the control of the historian s James the control of the historian s James the control of the cont

BIG CITY BUREAUS TO TELL WANTS

from the Department Estimates to Be Discussed This Week-Many Salaries Increased.

departments, the most Cleaning, Water State tricity, Charless and No-Library will be explosed day Bellevie and Albed in 64,65,47 dent of Queens, the new t-Comptro le

On Friday Baronel 19 their needs. To make heres and displiences

the director Greeke Tirk

emested the has for provements five more see \$200, in the forcest or I